

# **\$890,000 - 4 Poplar Crescent, Rural Lacombe County**

MLS® #A2188710

**\$890,000**

5 Bedroom, 4.00 Bathroom, 2,440 sqft

Residential on 0.38 Acres

Birch Bay, Rural Lacombe County, Alberta

FULLY FINISHED LAKE HOUSE WITH ALL THE BELLS AND WHISTLES! NEARLY 4000 SQ. FT. IN FINISHED LIVING SPACE AND 1065 SQ. FT. IN OUTDOOR DECK SPACE!

The owners have thought of every comfort and convenience when updating this gorgeous two story in Birch Bay. Enter the wooded property on the circular driveway, convenient for pulling in boats, trailers, etc. The wrap around porch has composite decking for low maintenance. Enter into the large entry or off the deck into the mud room/laundry room, with cabinets and extensive storage. You'll be in awe of the great room, with 18 ft ceilings, huge rock faced fireplace, and large mantel. This is the epitome of a great room! It's open to the well appointed kitchen, with upscale appliances, wood cabinetry, and granite counter tops. The dining area overlooks the back yard and has access to the deck and gazebo area for outdoor entertaining and dining. The owner's suite is on the main floor, for easy access. It has a full 5 piece bathroom with claw foot tub, double vanity, and tiled shower. The upper level is perfect for a library, reading area, or office space as it overlooks the main floor and the windows out to the yard. The upper floors has two spacious bedrooms with a jack and jill bathroom. The lower level has a wet bar and full family room/theatre room. There are two additional bedrooms and a full bathroom on this level as well. You'll love the extensive storage that this house affords. The oversized double garage is heated and perfect for storing



vehicles and toys. The yard is fenced for pets and has a fire pit, large storage shed with loft and a spacious greenhouse. The house is equipped with hot and cold water taps outside, a whole house generator, leaf filter gutters, central air conditioning, iron filter, and roof sprinklers in case of fire. There's nothing left to do but move in and enjoy lake life!

Built in 2007

### **Essential Information**

MLS® #	A2188710
Price	\$890,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,440
Acres	0.38
Year Built	2007
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, 2 Storey
Status	Active

### **Community Information**

Address	4 Poplar Crescent
Subdivision	Birch Bay
City	Rural Lacombe County
County	Lacombe County
Province	Alberta
Postal Code	T0C 0J0

### **Amenities**

Utilities	Electricity Connected, Natural Gas Connected
Parking	Double Garage Detached
# of Garages	2

### **Interior**

Interior Features	Bar, Beamed Ceilings, Bookcases, Built-in Features, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Vinyl Windows, Pantry, Storage, Tankless Hot Water, Wet Bar
Appliances	Dishwasher, Dryer, Gas Stove, Microwave, Refrigerator, Range Hood, Washer
Heating	Forced Air, Fireplace(s), In Floor, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Great Room, Mantle, Wood Burning
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Garden, Rain Gutters, Storage
Lot Description	Backs on to Park/Green Space, Back Yard
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	January 18th, 2025
Days on Market	109
Zoning	8

## Listing Details

Listing Office	Royal LePage Lifestyles Realty
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